128.0	0002	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	812,500 / 812,500
					USE VALUE:	812,500 / 812,500
					ASSESSED:	812,500 / 812,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALLEN MARLENE
Owner 2:	
Owner 3:	
Street 1:	29 RICE ST
Street 2:	
Twn/City:	WELLESLEY
St/Prov:	MA Cntry: Own Occ: N
Postal:	02482 Type:

PREVIOUS OWNER

Owner 1:	AMOV PATRICK O -
Owner 2:	AMOV JULIE A -
Street 1:	59 MENOTOMY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,962 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1926, having primarily Asbestos Exterior and 1672 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5962.000	330,100	3,300	479,100	812,500
Total Card	0.137	330,100	3,300	479,100	812,500
Total Parcel	0.137	330,100	3,300	479,100	812,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 485.95 | /Parcel: 485.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 82840
GIS Ref:
GIS Ref:
Insp Date: 04/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0002-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	330,300	3300	5,962.	479,100	812,700	812,700	Year End Roll	12/18/2019
2019	101	FV	274,000	3300	5,962.	449,100	726,400	726,400	Year End Roll	1/3/2019
2018	101	FV	274,000	3300	5,962.	371,300	648,600	648,600	Year End Roll	12/20/2017
2017	101	FV	274,000	3300	5,962.	341,400	618,700	618,700	Year End Roll	1/3/2017
2016	101	FV	274,000	3300	5,962.	311,400	588,700	588,700	Year End	1/4/2016
2015	101	FV	245,100	3300	5,962.	305,400	553,800	553,800	Year End Roll	12/11/2014
2014	101	FV	224,900	3300	5,962.	283,900	512,100	512,100	Year End Roll	12/16/2013
2013	101	FV	224,900	3300	5,962.	270,100	498,300	498,300		12/13/2012

!10005!

PRINT

Date	Time
12/11/20	00:22:35

LAST REV

Date	Time
05/01/18	14:15:34

ekelly

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10005

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AMOV PATRICK O,	1430-23		1/29/2013	Family	100	No	No		
STILLERMAN JOSH	1322-57		6/28/2006		520,000	No	No		
STILLERMAN JOSH	1192-162		8/20/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	82840
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/26/2014	248	Add Bath	14,500					
7/3/2001	451	Porch	2,000	C				REBUILD FRONT PORC
6/21/1999	359	Wood Dec	6,500					REMOVE PORCH ADD W

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2018	MEAS&NOTICE	CC	Chris C
6/11/2014	Info Fm Prmt	PC	PHIL C
2/2/2009	Meas/Inspect	345	PATRIOT
9/27/2006	MLS	HC	Helen Chinal
1/19/2000	Inspected	264	PATRIOT
12/16/1999	Mailer Sent		
12/1/1999	Measured	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5962		Sq. Ft.	Site		0	80.	1.00	9									479,087						479,100	

Total AC/HA: 0.13687 | Total SF/SM: 5962 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 479,087 | Spl Credit | Total: 479,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.27799034
Const Adj.:	0.93100190
Adj $ / SQ:	148.726
Other Features:	103550
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	405563
Depreciation:	75435
Depreciated Total:	330128

COMMENTS

SINK/BMT PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB 1		

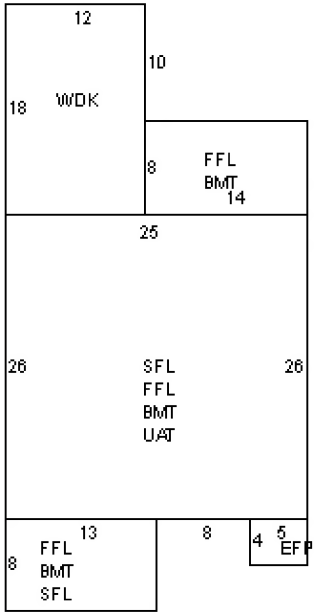
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	148.73
Special Features:	0	Val/Su Net:	111.18
Final Total:	330100	Val/Su SzAd	197.43

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	892	44.620	39,799
FFL	First Floor	892	148.730	132,664
SFL	Second Floor	780	148.730	116,007
WDK	Deck	216	9.900	2,138
UAT	Upper Attic	169	59.490	10,054
EFP	Enclos Porch	20	67.590	1,352
	Net Sketched Area:	2,969	Total:	302,014
Size Ad	1672	Gross Are	3476	FinArea 1672

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 128.0-0002-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1926	27.50	T	40	101			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300